

Subject: Good News from LADBS!

From: "Bud Ovrom" <LADBS.Newsletter@lacity.org>

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To: "duckworth.donald@gmail.com" <duckworth.donald@gmail.com>



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[Also available on the Web
at www.ladbs.org](http://www.ladbs.org)

**Special Points of
Interest**

*For general information and
inspection requests, please
call 3-1-1.*

*Click here for a copy of
our [2010 Performance
Enhancement Program](#)*

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**LADBS Construction
Service Centers**

Downtown

201 N. Figueroa Street
Los Angeles, CA 90012
(Figueroa Plaza)

Message from the General Manager



Monthly Statistics

January is always a little slow to start as everyone gets back up to speed after the holidays. This January looks particularly low compared to last January, but that is simply because of a \$180 million permit for the Tom Bradley Terminal at LAX in January 2011.

Total Building Permit Valuation for January 2012 is down by 52%, from \$345.2 million in January 2011 to \$165.2 million in January 2012. Our year-to-date Building Permit Valuation is down 5% from \$1.768 billion to \$1.683 billion - but both reductions are directly the result of that \$180 million spike from LAX last year.

Private sector activity is more accurately represented by the 22% increase in year-to-date residential building permit valuation and 41% increase in housing starts.

Plan Check Revenue, our best economic indicator for new construction, is up by 8% and our total revenue is up by 9% over this time last year. Indeed, in January alone we had 8 new multifamily projects totaling almost 600 units submitted for plan check!

The bottom line is that after 7 months, building activity remains on track for our third consecutive year of growth.

West Los Angeles

1828 Sawtelle Blvd.
2nd Floor
Los Angeles, CA 90025



South LA

8475 S. Vermont Ave.
2nd Floor
Los Angeles, CA 90044

Van Nuys

6262 Van Nuys Blvd.
2nd Floor, Room 251
Los Angeles, CA 91401

San Pedro

638 S. Beacon Street
Room 276
San Pedro, CA 90731

Counter Hours:

Monday, Tuesday,
Thursday, Friday: 7:30
am - 4:30 pm
Wednesday: 9:00 am -
4:30 pm

* San Pedro & South LA
offices are closed
between noon - 1:00 pm
daily

For Information you
call:
3-1-1 (Inside LA City)
or
(213) 473-3231
(Outside LA City)

Listening to Our Customers

One of the clearest directions we received from Mayor Villaraigosa on development reform was the importance of “listening to our customers”.

In any governmental bureaucracy it is always easy for staff to fall into the trap of only talking to each other! The Mayor made it crystal clear that he wanted development reform to be driven by the feedback we receive from the residents, builders and businesses who rely on our services.

Translating the Mayor's policy direction into action is the responsibility of the General Managers of various City Departments. In the Development Reform Strategic Plan (available at ladbs.org) we committed to several very specific mechanisms to ensure that we would always be receiving direct input from our customers.

In this newsletter we are going to highlight some of these mechanisms, including:

Development Industry Advisory Committee (DIAC)

BIA/AIA/BOMA

PlanCheckNC

Direct Feedback

Meet Larry Galstian

I have often said that one of my most pleasant experiences in coming to LADBS was to meet so many talented and conscientious managers. Because our economy is slowly but surely improving, we have been able to promote some very deserving Assistant Bureau Chiefs. In this newsletter, we are proud to profile one of our very best

performers, Larry Galstian.

Gensler Moves to LA

In this newsletter we are also returning to one of our favorite features - spotlighting new projects. We are very pleased to see the county's largest architectural firm, Gensler, move from Santa Monica to Downtown Los Angeles. And, true to Gensler's very high standards, they have made their new headquarters a great architectural statement in Los Angeles.

Listening to our Customers

Development Industry Advisory Committee (DIAC)



Deputy Mayor, Matt Karatz, at DIAC meeting.

During the development reform strategic planning phase, the Mayor established the Development Reform Advisory Committee (DRAC) in order to provide direct industry input to the process. To ensure on-going private sector involvement after the strategic plan was adopted, the Mayor directed that the City formally continue DRAC's mission via the formation of the Development Industry Advisory Committee (DIAC).

The Committee consists of 12 members who are carefully selected to represent small and large developers, commercial and residential builders, architects, engineers, transportation specialists, land use lawyers and consultants.

DIAC meets once a month to provide private sector input on development-related issues and serves as a sounding board for process improvement proposals.

The current members of DIAC are:

- Daniel Gryczman, Chair – Regent Properties
- Allyn Rifkin – Rifkin Transportation Planning Group
- Ann Sewill – Community Foundation Land Trust
- Arpy Hatzikian – Gensler Architects
- Arturo Sneider – Primestor Development Inc.
- Cindy Starrett – Latham & Watkins
- Chris Joseph – CAJA Environmental Services
- Renata Simril – Jones Lang LaSalle
- Rick Davis – KPFF Engineering
- Shawn Evenhaim – California Home Builders
- Tina Choi – Englander Knabe & Allen
- Veronica Becerra – RA Build Commercial LLC

If you would like to bring any suggestions or criticisms directly to DIAC, you are encouraged to contact the Committee Chairperson at: dgryczman@regentproperties.com.

AIA/BIA/BOMA



Bud Ovrom at professional association meeting.

For many years the Planning Department and the Department of Building and Safety have each had regular as well as impromptu meetings with the LA chapters of major development related professional organizations, such as the Architects Institute of America (AIA), the Building Industry Association (BIA) and the Building Owners and Managers Association (BOMA).

As a part of the Development Reform commitment of “listening to our customers”, it was decided to combine the work of the two City departments with these three professional associations and have regularly scheduled joint meetings. The idea behind locking-in fixed bi-monthly meetings was to make sure we didn’t drift away from the practice of getting together. The idea to have both departments and all

three professional associations in the same meeting was to build synergy and play off the ideas, suggestions and frustrations of each other.

Whereas DIAC has a broad cross section of different stakeholders from the real estate development sector looking at the overall process from the 10,000 feet level, these technical professional associations are really down in the trenches working with staff on code interpretations, zoning practices and other day-to-day operations in the City.

If you would like to provide suggestions or criticisms about City development services via one of these professional associations, you are welcome to contact them at:

Architects Institute of America (AIA)

Will Wright – Will@aialosangeles.org

Building Industry Association (BIA)

Sandy Sanchez – ssanchez@bialav.org

Building Owners and Managers Association (BOMA)

Martha Cox-Nitikman – mcoxnitikman@bomagla.org

PlanCheckNC



Alan Bell, Deputy Director of Planning, at PlanCheckNC meeting

PlanCheckNC is a grassroots alliance created by Neighborhood Council stakeholders from across the City to promote greater public

participation in planning and land use issues and make government more responsive to local community needs.

PlanCheckNC members include representatives from Neighborhood Councils from across the City. Community perspective and input are as important as the development industry's perspective and advice to the development reform process. To ensure the involvement of community stakeholders, the City regularly shares updates and seeks input from PlanCheckNC. Additionally, when the City shares development reform updates with PlanCheckNC, homeowners associations, community leaders, and representatives of similar neighborhood organizations are invited and encouraged to attend.

The current President of PlanCheckNC is Maggi Fajnor. Additional information about PlanCheckNC can be found at plancheckncla.com

Gensler Moves to LA



Genesler's new highly open, flexible and transparent office

Gensler is a global design practice specializing in architecture, planning and strategy, with more than 3,200 professionals networked across offices in the Americas, Europe, and Asia.

They recently set out to create a new home for their Los Angeles architecture office that would embody the values of the firm as well as support and enhance the way their employees work. After a thorough search for the new office location, Gensler made the decision to move from Santa Monica to downtown Los Angeles. A bank building at City National Plaza that had been vacant for 9 years was chosen as the

site of the new office.

Gensler's work reflects an enduring commitment to sustainability, and the belief that design is one of the most powerful strategic tools for securing a lasting competitive advantage. The objective for the design of their new downtown office was to create a workplace for architects and designers that would promote transparency, collaboration, innovation, diversity, and new modes of working. In order to design the space intelligently, the team utilized months of research about the four work modes: focus, learn, socialize, and collaborate.

The design philosophy of the new office was to create a highly open, flexible, and transparent workspace focused around a 3 story daylight filled atrium with a connecting feature stair. A number of collaborative spaces are clustered throughout the office and are expressed as distinct, identifiable objects. These hubs provide effective places for the 4 different work modes to coexist. The space is designed to be a showcase for the use of a wide variety of materials, furniture, finishes, and details. This helps to inspire designers on a daily basis and creates a diverse, colorful, and varied environment.

The team was committed to sustainability, and the office is currently pursuing LEED platinum. There are passive radiant cooling sails and advanced lighting controls throughout the open office that significantly reduce energy use.

After being vacant for 9 years, the bank building had a lot of unforeseen conditions that had to be dealt with such as asbestos, non-code compliant stair wells, and undocumented building elements. Structural retrofits were required to support the 2nd floor being hung from the existing 3rd floor. The team had to deal with many complex code requirements such as a 3-story atrium with passive smoke evacuation. LADBS and LAFD were instrumental in guiding Gensler through the intricate permitting and inspection process in a very efficient and timely manner.

The compressed schedule was the biggest challenge during design and construction. The team had only five months to complete construction of the TI build-out. Gensler developed a strong partnership with the landlord, Thomas Properties Group and the contractor, Inner Space Contractors who both became personally vested in the successful outcome of the project. Each team member's ability to adapt to the problems that arose and willingness to work together are what made this project a great success.

Larry Galstian



Larry Galstian
Assistant Chief of the Inspection Bureau

Larry Galstian was born in the city of Yerevan, Armenia. He graduated high school in 1971 and in 1976, obtained a master's degree in Civil Engineering from Yerevan Polytechnical Institute. Upon graduation Larry worked in Yerevan as a civil engineer, designing precast buildings and structures.

Larry emigrated from Armenia to the United States in 1984 and began his career in 1986 with Building and Safety as a building inspector. Larry has been working in the Department for over 25 years and has over 35 years of experience in both the engineering and inspection fields. Larry also has an extensive managerial and leadership experience in the public sector.

Prior to his recent appointment as the Assistant Chief of the Inspection Bureau, Larry held many other supervisory and management positions, such as Chief Inspector in both the Code Enforcement and Inspection Bureaus, Case Management Unit, and as a Principal Inspector managing inspection staff in our West Los Angeles, Van Nuys and Metro offices.

Larry has also designed and implemented many enhancements to improve the department's customer service related to inspection procedures and policies, including two highly successful programs.

One is the Restaurant and Hospitality Express Program (RHEP) which provides comprehensive, targeted case management services to restaurant and hospitality industry applicants, providing navigation and problem solving services from project design through Certificate of Occupancy.

The other is the Construction-Inspection Partnership Program (CIPP) that establishes a strong communication network between the construction team and inspection team at all levels. As partners, both teams can quickly resolve construction issues, and eliminate miscommunication or code interpretation conflicts throughout the construction process.

Larry and his wife Susie have three children and he is very active in physical fitness and enjoys cycling.

DID YOU KNOW?

In addition to the formal mechanisms to solicit customer feedback described in this newsletter, LADBS also works to provide **direct feedback** by individuals .

At all of our public counters there is a **customer survey**, which can be filled out and dropped in a designated box at the counter. Also, the very first section on our web page (www.ladbs.org) is devoted to customer feedback and provides the same questionnaire which is available at the counters.

We also have a phone **hotline** to receive direct customer feedback: (213) 482-0056

As our customers, you have our absolute assurance that all of those customer satisfaction/suggestion questionnaires and phone messages are reviewed and considered.

Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

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We want your feedback! Please [click here](#) to submit your comments and/or suggestions.

If you want to comment on the service(s) you received or file a complaint, please call our **Customer Hotline at (213) 482-0056**.

LADBS Newsletter Editors: David Lara & Manuel Garcia

This message was sent to duckworth.donald@gmail.com by:

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